

**39th Annual Meeting of the Members of the
Greenbrier Property Owners Association, Inc.
September 20, 2016**

I. Call to Order, Debi Jones, President.

7:00 p.m. Called to order by Debi, no quorum of 991, motion to adjourn made by Ken and seconded by Melvin. Motion passed.

7:05 p.m. Called to order by Debi, no quorum of 496, motion to adjourn made by Melvin and seconded by Bill. Motion passed.

7:10 p.m. Called to order by Debi, no quorum of 248, motion to adjourn made by Sandy and seconded by Ken. Motion passed.

7:15 p.m. Called to order by Debi, no quorum of 124, motion to adjourn made by Bill and seconded by Melvin. Motion passed.

7:20 p.m. Called to order by Debi, no quorum of 62, motion to adjourn made by Ken and seconded by Melvin. Motion passed.

7:25 p.m. Called to order by Debi, a quorum of 31 was met. 2 homeowners, 4 voting board members were present and 25 proxies.

Members present: Debi Jones, Melvin Parker, Sandy Daniels, Bill Lawton, Judy Shangraw, and Ken Belkofer. Member absent: None.

Non board members present: Lori Anthony, Property Manager, Marie Belkofer, Administrative Assistant, and 2 homeowners representing ownership of 2 homes in the GPOA.

II. 2017 Proposed Budget Review, Lori Anthony, Association Manager. Lori reviewed the budget.

III. IRS Revenue Ruling, Judy Shangraw, Vice President: Excess income applied to the next year's assessment Revenue Ruling 70-604. Excess of membership income over membership expenses of the year ended 12/31/2016 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

IV. Appointment of vote counters and observers, Debi Jones, President: Sandy Daniels was the observer; Natalie Hale and Marie Belkofer were the vote counters.

V. Announcement of candidates for Board of Directors, Melvin Parker made the announcement that Ed Betz resigned his position on the Board, and announced the three open positions. The candidates were incumbent Melvin Parker, incumbent Sandy Daniels, Natalie Hale and Donnell Parham.

VI. Nominations from the floor, Melvin Parker, Treasurer: There were no nominations from the floor.

VII. Collection of Ballots. All members voted and the Board voted per the proxies given to them.

VIII. Voting Results, Marie Belkofer, Administrative Assistant:

IRS Revenue Ruling:	30 Approve
Budget for 2017:	30 Approve
Board of Directors:	
Melvin Parker	31 Votes
Sandy Daniels	30 Votes
Natalie Hale	29 Votes
Donnell Parham	3 Votes

IX. Closing Comments, Debi Jones, President: We continue to improve our common ground appearance with Town Scapes taking care of our 70 acres of common grounds. 5 new park benches were purchased and installed this year with 4 being placed at the lake edge at Heather Point. We hope to replace all of the benches over the next few years. The planning has begun for a kayak launcher to be installed at Weber Park. This will make it much easier for our residents to launch their kayaks and canoes. Plans are being developed to add play and fitness equipment at 5 Acre Park. This project may also include a pavilion for residents to use. The project is expected to take 5 years to complete. Sidewalk repairs are slated to begin in October to replace approximately 100 sections of damaged concrete throughout the 10 miles of common ground sidewalks. Many nuisance trees were removed that were causing property damage in the Woodgate Commons and other neighborhoods. The office upgraded the telephone and internet equipment and service with Cox Communications that resulted in a savings of almost \$50.00 per month. Lori and Marie continue to assist the homeowners and keep the office running smoothly.

X. Adjourn: Ken made a motion to adjourn the meeting at 7:59pm and Melvin seconded. Motion passed.

Respectfully,

Sandy Daniels, Secretary

Debi Jones, President